



US Army Corps
of Engineers
Baltimore District

SOLICITATION FOR

DESIGN/BUILD FIRE STATION

EXPANSION AND RENOVATION

FORT DETRICK, MARYLAND

REQUEST FOR PROPOSAL DACA31-03-M-0003

DATE JUNE 2, 2003

THIS PROCUREMENT IS SET-ASIDE FOR 8A HUB-ZONE PREQUALIFIED FIRMS

SUBMITTAL OF OFFERS: OFFERS ARE TO BE SUBMITTED IN DUPLICATE.

OFFERORS ARE TO SUBMIT THE FOLLOWING:

- (1) SECTION 00010 - STANDARD FORM 1442**
- (2) SECTION 00010 - PRICE SCHEDULE**
- (3) SECTION 00600 - REPRESENTATIONS AND CERTIFICATIONS,**

SECTION 00010 – SUPPLIES OR SERVICES AND PRICES

PRICE SCHEDULE

ITEM NO. DESCRIPTION AMOUNT

0001	All costs in connection with proposal preparation, design, and design reviews related to Fire Station Expansion and Renovation, complete as shown in the design guidance in this Request for Proposal (RFP).	\$ _____
0002	All costs in connection with construction of Fire Station Expansion and Renovation, complete as shown in the design guidance in this Request for Proposal (RFP), and in accordance with design documents prepared by the Contractor.	\$ _____

TOTAL BID AMOUNT \$ _____

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52.222-23 NOTICE OF REQUIREMENT FOR AFFIRMATIVE ACTION TO ENSURE EQUAL EMPLOYMENT OPPORTUNITY FOR CONSTRUCTION (FEB 1999)

(a) The offeror's attention is called to the Equal Opportunity clause and the Affirmative Action Compliance Requirements for Construction clause of this solicitation.

(b) The goals for minority and female participation, expressed in percentage terms for the Contractor's aggregate workforce in each trade on all construction work in the covered area, are as follows:

Goals for minority participation for each trade	Goals for female participation for each trade
25.2%	6.9%

These goals are applicable to all the Contractor's construction work performed in the covered area. If the Contractor performs construction work in a geographical area located outside of the covered area, the Contractor shall apply the goals established for the geographical area where the work is actually performed. Goals are published periodically in the Federal Register in notice form, and these notices may be obtained from any Office of Federal Contract Compliance Programs office.

(c) The Contractor's compliance with Executive Order 11246, as amended, and the regulations in 41 CFR 60-4 shall be based on (1) its implementation of the Equal Opportunity clause, (2) specific affirmative action obligations required by the clause entitled "Affirmative Action Compliance Requirements for Construction," and (3) its efforts to meet the goals. The hours of minority and female employment and training must be substantially uniform throughout the length of the contract, and in each trade. The Contractor shall make a good faith effort to employ minorities and women evenly on each of its projects. The transfer of minority or female employees or trainees from Contractor to Contractor, or from project to project, for the sole purpose of meeting the Contractor's goals shall be a violation of the contract, Executive Order 11246, as amended, and the regulations in 41 CFR 60-4. Compliance with the goals will be measured against the total work hours performed.

(d) The Contractor shall provide written notification to the Deputy Assistant Secretary for Federal Contract Compliance, U.S. Department of Labor, within 10 working days following award of any construction subcontract in excess of \$10,000 at any tier for construction work under the contract resulting from this solicitation. The notification shall list the --

- (1) Name, address, and telephone number of the subcontractor;
- (2) Employer's identification number of the subcontractor;
- (3) Estimated dollar amount of the subcontract;
- (4) Estimated starting and completion dates of the subcontract; and
- (5) Geographical area in which the subcontract is to be performed.

(e) As used in this Notice, and in any contract resulting from this solicitation, the "covered area" is MD Calvert; MD Frederick; MD St. Mary's; MD Washington; VA Clarke; VA Culpeper; VA Fauquier; VA Frederick; VA King George; VA Page; VA Rappahannock; VA Shenandoah; VA Spottsylvania; VA Stafford; VA Warren; VA Westmoreland; VA Fredericksburg; VA Winchester; WV Berkeley; WV Grant; WV Hampshire; WV Hardy; WV Jefferson; WV Morgan

(End of provision)

52.236-27 SITE VISIT (CONSTRUCTION) (FEB 1995)

(a) The clauses at 52.236-2, Differing Site Conditions, and 52.236-3, Site Investigations and Conditions Affecting the Work, will be included in any contract awarded as a result of this solicitation. Accordingly, offerors or quoters are urged and expected to inspect the site where the work will be performed.

(b) Site visits may be arranged during normal duty hours by contacting:

Name: Dan Durski
Address: Fort Detrick Resident Office
Telephone: (301) 619-4021

A SITE VISIT IS SCHEDULED FOR 11:00 AM, LOCAL TIME, 10 JUNE 2003.
CONTRACTORS SHALL MEET AT THE FIRE STATION, FORT DETRICK, MD.
FIRE STATION IS LOCATED NEAR THE 7TH STREET GATE.

(End of provision)

52.0211-4312 COMMENCEMENT, PROSECUTION, AND COMPLETION OF WORK

(a) The Contractor shall be required to (1) commence work under this contract within 10 calendar days after the date the Contractor receives the notice to proceed, (2) prosecute the work diligently, and (3) design and construct the entire work within 360 calendar days after the date the Contractors receives the notice to proceed. The time stated for completion Shall include final cleanup of the premises.

(b) Provisions stipulated for conducting test on heating and air conditioning systems and planting and maintenance of grass are excluded from the completion time stated above.

(End of Clause)
(52.211-4312)

LIQUIDATED DAMAGES—CONSTRUCTION (SEP 2000)

(a) If the Contractor fails to complete the work within the time specified in the Contract, the Contractor shall pay liquidated damages to the Government in the amount of \$1,565.00 for each calendar day of delay until the work is completed or accepted.

52.0215-4319 COST LIMITATION

The contract award ceiling for design and construction is **\$2,500,000.00**, based on the funds made available for this project. The Government cannot guarantee that additional funds will be made available for award. This is a best value award and offerors are reminded that cost is not the most important evaluation factor.

End of Clause
April 01

MAGNITUDE OF CONSTRUCTION PROJECT

The estimated value of the proposed work is between \$1,000,000.00 and \$5,000,000.00.

End of Clause

(CENAB-CT MAY 1992)
(FAR 36.204)
(was0236-4030)

DELIVERY OF BIDS/PROPOSALS

Bids/Proposals may be delivered in person to the Contracting Division, Baltimore District, Corps of Engineers, Room 7000, City Crescent Building, 10 South Howard Street, Baltimore, Maryland 21201.

End of Clause

(CENAB-CT JUL 1993)
(FAR 14.302)
(was214-4024)

PROPOSAL SUBMISSION REQUIREMENTS

1.0. PROPOSAL SUBMITTAL INSTRUCTIONS:

1.1. General: In response to this solicitation, offerors are required to submit technical and cost proposals in accordance with the instructions contained herein. The significant features of the work of this Request for Proposal include the Expansion and Renovation of the Fire Station at Fort Detrick and related sitework. The successful offeror will be selected based on the “Best Over-all Value to the Government.” Proposals will be evaluated on their own merit based upon the criteria factors listed herein, which are approximately equal in importance.

1.2. Source Selection: This source selection may result in award being made to a higher rated, higher priced offeror where the decision is consistent with the evaluation factors, and where it is deemed by the Source Selection Authority that the technical superiority, and overall technical approach of the higher priced offer outweighs the benefits of any price difference. The Source Selection Authority, using sound business judgement, will base the source selection decision on a tradeoff analysis of the proposals submitted in response to this solicitation in accordance with the evaluation factors established for this solicitation.

1.3. Format: Each offeror is required to submit a proposal consisting of the following volumes:

Volume I – Technical Proposal (4 copies plus original)

Volume II – Cost Proposal (1 copy plus original)

All proposal materials shall be submitted in binders with a table of contents and tabbed section dividers. The sections shall parallel the submission requirements identified in paragraph 3, below.

1.4. Envelope Markings: Proposal envelopes shall be marked:

Date of Opening: 2 July 2003

Time of Opening: 4:00 P.M.

Proposal for: DACA31-03-M-0003

1.5. Page Limits: The following page limits shall apply, which do not include title sheets, indices, tables of content, schedules, or cover sheets:

Volume I - Technical Proposal: 50 pages, maximum

Volume II - Cost/Price Proposal (SF 1442 and Price Schedule)

A page printed on both sides shall be counted as two pages. Pages containing text shall be submitted on 8-1/2 x 11 inch paper. Each page shall be minimally single spaced with a minimum 12 point font and one inch margins all around. Drawings or other graphics shall be reduced only to the extent legibility is not lost. . **The drawing(s) portion of the proposal shall be limited to four full size drawing sheets.**

1.6. Submission Location: Offerors shall submit their proposals to the US Army Corps of Engineers, 10 South Howard St., Suite 7000, Baltimore, MD 21203-1715 no later than 4:00 P.M., Local Time, 2 July 2003.

2.0. EVALUATION PROCESS:

2.1. Proposal Compliance Review: This review will assure that all required forms and certifications are complete and that the technical and price proposals have been received. Offerors are advised that the evaluation and ratings of all proposals will be conducted in strict confidence.

2.2. Technical Qualifications: Volume I will be reviewed and evaluated by a Technical Evaluation Committee (TEC) established by the Source Selection Authority (SSA). Evaluations will be based solely on the evaluation factors identified below. Offerors submitting proposals for this project should limit submissions to data essential for evaluation of proposals.

2.3. Price/Cost: Volume II will be evaluated by a Cost Evaluation Committee (CEC) established by the Source Selection Authority. Proposals will be evaluated utilizing price analysis techniques. Prices in an offeror's proposal and breakdown are required to be reasonable for the work to be performed and consistent with relevant elements of the technical proposals. Price will not be scored. All technical evaluation factors, when combined, will be approximately equal in importance to cost or price.

2.4. Trade-off Analysis: After all above evaluations are complete, the Source Selection Evaluation Board (SSEB) will then consider all factors to determine which offeror has the proposal that represents the best value to the Government for this sample project. The Government intends to award additional contracts to the offeror(s) who provide the most advantageous proposals to the Government, based on an overall ranking by the Source Selection Board.

2.5. Additional Discussions: Offerors are advised that it is the intent of the Government that, after the initial oral presentations, an award will be made without further discussions. However, the Government reserves the right to hold discussions if it determines that discussions are necessary. Therefore, proposals should be submitted on the most favorable terms which the offeror can submit to the Government. Offerors should NOT assume they will be contacted or afforded an opportunity to clarify, discuss or revise a proposal after their initial oral presentation.

2.6. Miscellaneous: The Government reserves the right to reject any or all proposals at any time prior to award, to negotiate with offerors in the competitive range, and to award a contract to the offeror with the most advantageous proposal to the Government.

3.0. VOLUME I - TECHNICAL PROPOSALS:

3.1. Site Design: Each offeror shall submit a site layout plan, consisting of drawing(s) and a narrative explanation, showing the proposed layout of the Expansion of the Fire Station, roads,

parking, and other features necessary. The plan shall be provided to scale with the survey provided by the government to the offeror. In addition, while a grading plan is not required at this time, the layout plan should address the intended drainage patterns and requirements for major cuts, fills, or retaining structures. A narrative shall be provided to discuss the objectives and factors influencing site layout decisions and a general overview of the major site features being proposed, such as, site drainage, parking provisions, security provisions, handicapped accessibility, force protection setbacks, and traffic circulation. The narrative shall be limited to five pages.

3.2. Building Design: Each offeror shall submit a proposed building layout plan, elevations and sections. The building layout plan shall consist of drawing(s) and a narrative explanation, showing the proposed layout of the new five bay, drive-through apparatus room and required renovations to the Fire Station. Submit two adjacent exterior elevations and label all materials. Two building sections shall be submitted: a longitudinal and cross section. Show eave, roof, ceiling heights, and indicate all materials, floor level changes and the proposed structural system. A narrative shall be provided to discuss the objectives and factors influencing the building layout. The offeror will also discuss the interior renovations of the facility. The offeror will give an overview of the mechanical and electrical systems to be used (to include riser diagrams) and their impact on energy savings. Also, Life Safety Codes will be addressed. The narrative shall be limited to five pages.

3.3 Integrated Design and Construction Schedule. A schedule shall be provided indicating the design (submittals, review periods) and construction (mobilization, sitework, building construction, furniture/fixtures/equipment, close-out). The Offeror shall also submit a rationale explaining how the schedules will be achieved. The schedule for design and construction shall be task oriented, indicating dates by which milestones are to be achieved. Include phasing of construction activities to indicate temporary facility construction and removal. The Offeror may use a critical path or other method of his/her choice; however, the schedules shall be graphically represented. This schedule should be based on a realistic approach to the project to meet the needs of the Government with on-time completion.

3.4 Project Management Plan:

The existing building will be occupied and fully functional during construction activities. Temporary facilities will be required for apparatus and may be required for personnel. The plan shall include how the construction operations will not interfere with the activities of the occupied portion of the building. The offeror shall address what actions shall be taken to isolate the occupants and to protect them from construction and environmental hazards during demolition and new work. The narrative shall also include how the offeror will coordinate power outages with the tenant and what measures will be taken so that there is no disruption to tenant activities. The plan shall address the requirement for temporary facilities for apparatus and personnel and indicate how this will be accomplished. Include a discussion on the potential high-risk features of the work that may adversely impact the completion date and the offeror's plan to mitigate these risks. The Project Management Plan will be limited to five pages.

4.0. VOLUME II – COST PROPOSAL:

4.1. PRICE PROPOSAL. Placed in a separate envelope.

4.2 Price – The offeror shall submit their price proposal on Standard Form 1442, SOLICITATION, OFFER, AND AWARD and the PRICE SCHEDULE which is included in this package. This information will be evaluated for price reasonableness as related to the government estimate and price competitiveness.

5.0. EVALUATION CRITERIA:

The Government will evaluate the proposals to determine which offeror presents the proposal most advantageous to the government. All of the evaluation factors are equal in importance.

5.1. Site Design: The site design, both the drawing(s) and the narrative explanation, shall be evaluated based on the major site features being proposed, such as proper implementation of the standard building design, building orientation, site drainage, parking provisions, security provisions, handicapped accessibility, force protection setbacks, and traffic circulation. For proposals, which reflect the floor plan site solution included in the solicitation a rating of “Average”, shall be provided for this factor. Site plans that include enhancements or betterments to the major site features shall be noted in the narrative and will be given additional consideration during the evaluation process.

5.2. Facility Design: Facility design, consisting of drawing(s) and a narrative explanation, shall be evaluated based on the layout of the facility and meeting the space requirements in Section 01011 and not exceeding the programmed floor space. Layouts that exceed space available will not be considered. For proposals, which reflect the floor plan design solution included in the solicitation a rating of “Average”, shall be provided for this factor. For proposals, which include betterments or enhancements, the following items will be considered in the evaluation of the facility functional arrangements:

- (1) Consider amenities which enhance the overall interior functions, for example, external entrances, dorm units, day room activities, training activities, and storage.
- (2) What other design considerations are provided which enhance the overall livability and useability of the facility?

The exterior appearance will be evaluated in terms of scale, proportion, façade articulation and use of materials.

5.3. Integrated Design and Construction Schedule

The offeror’s graphically represented schedule for this project will be evaluated for an on-time completion of the project and for the extent to which the offeror indicates key activities relevant to this project. A proposal will be considered to meet the requirements of this solicitation if the required schedule demonstrates logical activity relationships, realistic durations and is reasonably attainable. This schedule does not replace the schedule requirements specified in the solicitation.

Favorable consideration will be given to those schedules that address the interdependencies of key milestone dates such as approval of key submittals, long lead purchase items, contractor work plans such as safety and CQC, and commissioning.

5.4 Project Management Plan:

A proposal will be considered to meet the minimum requirements of this solicitation if the offeror addresses:

- (1) How the construction operations will not interfere with the activities of the occupied portion of the building and
- (2) The requirement for temporary facilities for apparatus and personnel and indicate how this will be accomplished.

Additional consideration will be given to plans that specifically address items concerning what actions shall be taken to isolate the occupants and to protect them from construction and environmental hazards during demolition and new work. Consideration will also be given to plans that address coordinating power outages so that the functions of the occupants will not be compromised. Further, offerors will be evaluated favorably that discuss how they plan to mitigate delays due to unforeseen conditions or events and recover time on the schedule in order to maintain the scheduled completion date

General Decision Number MD020009

General Decision Number MD020009

Superseded General Decision No. MD010009

State: Maryland

Construction Type:

BUILDING

County(ies):

FREDERICK

BUILDING CONSTRUCTION PROJECTS (Does not include single family homes and apartments up to and including 4 stories)

Modification Number Publication Date

0	03/01/2002
1	04/12/2002
2	04/19/2002
3	05/03/2002
4	01/17/2003
5	02/14/2003
6	03/14/2003
7	04/11/2003

COUNTY(ies):

FREDERICK

ASBE0024A 03/01/2003

Rates

Fringes

ASBESTOS WORKERS/HEAT AND FROST

INSULATORS

Includes application of all insulating materials, protective coverings, coatings and finishes to all types of mechanical systems. Also the application of firestopping material for wall openings and penetrations in walls, floors, ceilings and curtain walls.

23.35

10.35

ELEC0024B 03/31/2002

Rates

Fringes

ELECTRICIANS

25.10

10.14

IRON0005B 06/01/2001

Rates

Fringes

From the water's edge of point Look-Out, Maryland running in a straight line to the northeast City Limits and including Parole, Maryland; from there running in a straight line to the southern outskirts and excluding Laurel, Maryland; from there running in a straight line to the southern outskirts and excluding Frederick, Maryland; from there running in a straight line to the northwest City Limits and including Boonsboro, Maryland; from there running in a straight line to the southeast City Limits and excluding Charlestown, West Virginia; from there in a straight line to the southeast City Limits and excluding Winchester, Virginia; from there in a straight line to the northwest City Limits and including Front Royal, Virginia; from there in a straight line to the Culpeper County Line and encompassing the County of Culpeper.

IRONWORKERS, STRUCTURAL and
SHEETING

22.53

8.055

* IRON0016B 04/01/2003

Rates

Fringes

From the water edge of Point Lookout, Maryland, from there running in a straight line to the Northeast City Limits and excluding Parole, Maryland, from there running in a straight line to the Southern outskirts and including Laurel, Maryland (Cherry Lane) from there running in a straight line to the Southern outskirts and including Frederick, Maryland, from there running in a straight line to the Northwest City Limits and excluding Boonesboro, Maryland, and from there in a straight line running to the direction of Waynesboro, Pennsylvania, from there in a straight line to Holtwood, Pennsylvania, from Holtwood to the Northeast Shore of Conowingo, from Conowingo to Port Deposit, from Port Deposit using the halfway point between Local #451 and Local #16. Off shore drilling or construction projects 100 miles from coastal line of Maryland.

IRONWORKERS, STRUCTURAL AND

REINFORCING

23.78

11.56

SHEETERS

24.03

11.56

IRON0201B 05/01/2002

Rates

Fringes

From the water's edge of Point Look Out, Maryland, running in a straight line to the northeast City Limits and including Parole, Maryland; from there running in a straight line to the southern outskirts and excluding Laurel, Maryland; from there running in a straight line to the southern outskirts and excluding Frederick, Maryland; from there running in a straight line to the northwest City Limits and including Boonsboro, Maryland; from there running in a straight line to the southeast City Limits and excluding Charlestown, West Virginia; from there in a straight line to the southeast City Limits and excluding Winchester, Virginia; from there in a straight line to northwest City Limits and including Front Royal, Virginia; from there in a straight line to the Culpeper County Line and encompassing the County of Culpeper.

IRONWORKERS, REINFORCING

22.15

9.05

SUMD1042A 04/07/1999

Rates

Fringes

BRICKLAYERS

14.74

.81

CARPENTERS (Including Drywall

Hanging and Acoustical Ceiling
Installation)

12.89

2.71

CEMENT MASONS

15.12

3.06

FENCE ERECTORS

10.28

.85

GLAZIERS

13.60

.99

LABORERS:

Unskilled

9.29

2.81

Mason Tenders, Brick

8.37

.81

PAINTERS:

Brush and Roller

11.35

Drywall Finishers

13.28

.80

PLASTERERS

13.44

.53

PLUMBERS	12.13	2.04
PIPEFITTERS (Including HVAC Pipe Work)	12.21	3.20
POWER EQUIPMENT OPERATORS:		
Backhoes	11.31	2.33
Bulldozers	13.00	1.21
Graders	11.00	.32
Loaders	15.25	
Rollers	12.00	1.68
ROOFERS	13.96	2.41
SHEET METAL WORKERS (Including HVAC Duct Work)	14.82	2.85
SPRINKLER FITTERS	12.90	1.15
TRUCK DRIVERS, DUMP	10.00	1.40

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.
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Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29 CFR 5.5(a)(1)(ii)).

In the listing above, the "SU" designation means that rates listed under that identifier do not reflect collectively bargained wage and fringe benefit rates. Other designations indicate unions whose rates have been determined to be prevailing.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U. S. Department of Labor
200 Constitution Avenue, N. W.
Washington, D. C. 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator

U.S. Department of Labor
200 Constitution Avenue, N. W.
Washington, D. C. 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U. S. Department of Labor
200 Constitution Avenue, N. W.
Washington, D. C. 20210

4.) All decisions by the Administrative Review Board are final.

END OF GENERAL DECISION